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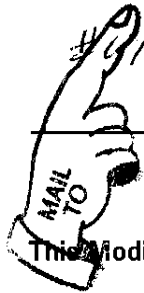
RECORDATION REQUESTED BY:

**MB Financial Bank, N.A.,
successor in interest to
Manufacturers Bank
Commercial Banking -
Lincolnwood
6401 North Lincoln Avenue
Lincolnwood, IL 60712**

Doc#: 0507444001
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 03/15/2005 09:44 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

**MB Financial Bank, N.A.
Loan Documentation
6111 N. River Rd.
Rosemont, IL 60018**



FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

**Stella Periaswamy - #14086
MB Financial Bank, N.A.
6111 N. River Rd.
Rosemont, IL 60018**

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 5, 2004, is made and executed between Dymen Group, Ltd, An Illinois Corporation, whose address is 3640 W. Glenlake Avenue, Chicago, IL 60659 (referred to below as "Grantor") and MB Financial Bank, N.A., successor in interest to Manufacturers Bank, whose address is 6401 North Lincoln Avenue, Lincolnwood, IL 60712 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 11, 1999 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded December 13, 1999 as Document Nos. 09157404 and 09157407, respectively.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Cook County, State of Illinois:

THE WEST 16.63 FEET OF LOT 16, ALL OF LOTS 17 AND 18 IN BLOCK 65 IN W.F. KAISER AND COMPANY'S BRYN MAWR ADDITION TO ARCADIA TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2 LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF THE SANITARY DISTRICT OF CHICAGO (EXCEPT STREET HERETOFORE DEDICATED) IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 3434 W. Bryn Mawr Avenue, Chicago, IL 60659. The Real Property tax identification number is 13-02-428-044

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

The Original Fixed Interest Rate of 7.50% per annum is hereby lowered to a Fixed Interest Rate of 6.00% per annum, with monthly payments adjusted accordingly as referenced in the "Payment Section" of the

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(Continued)**

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note. The maturity date has been extended to November 5, 2009. All other terms and provisions of the related documents shall remain in full force and effect.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

CROSS COLLATERALIZATION. In addition to the Note, this Agreement secures the following described additional indebtedness: Any obligations for indebtedness pursuant to any guaranty, loan documents or collateral documents executed by Guaranty shall constitute collateral for all indebtedness of Guarantor to Lender whether said indebtedness is now existing or hereinafter arising.

CROSS DEFAULT. Borrower will be in default if borrower breaks any promise borrower has made to Lender, or borrower fails to comply with or to perform when due any other term, obligation, covenant or condition contained in their Note(s) or any agreement related to their Note(s), or in any other agreement or loan borrower has with Lender.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED NOVEMBER 5, 2004.

GRANTOR:

DYMEN GROUP, LTD

By: 

Norman L. Stein, President of Dymen Group, Ltd

By: 

Helen P. Stein, Vice President/Secretary of Dymen Group, Ltd

LENDER:

**MB FINANCIAL BANK, N.A., SUCCESSOR IN INTEREST TO
MANUFACTURERS BANK**

X 

Authorized Signer

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MODIFICATION OF MORTGAGE

(Continued)

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CORPORATE ACKNOWLEDGMENT

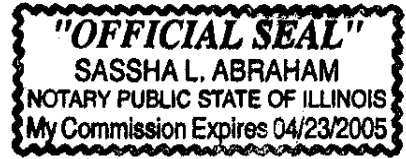
STATE OF Illinois)
) SS
 COUNTY OF COOK)

On this 10th day of December, 2004 before me, the undersigned Notary Public, personally appeared **Norman L. Stein, President and Helen P. Stein, Vice President/Secretary of Dymen Group, Ltd**, and known to me to be authorized agents of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By *[Signature]* Residing at 6407 N. Lincoln

Notary Public in and for the State of Illinois

My commission expires 4-23-05



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS
)

On this 2nd day of December, 2004 before me, the undersigned Notary Public, personally appeared Mitchell A. Morgenson and known to me to be the Vice PRESIDENT, authorized agent for the Lender, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Daniela Dimitrova Residing at Des Plaines
 Notary Public in and for the State of COOK

My commission expires 7/29/07



Cook County Clerk's Office